

ALVARADO COMMUNITY ASSOCIATION
Draft Board Meeting Minutes
February 23, 2011

President Susan Clarke called the meeting of the Board of Directors to order at 7:00 PM on February 23, 2011. The meeting was held at the offices of Associated Professional Services; located at 7007 Mission Gorge Road in San Diego. Board members present included: Susan Clarke, President; Ken Klayman, Treasurer; Sean Ostler, Secretary; LJ Joyner, Dennis Collins, Wayne Breise, Scott Carino, David Wiles and Don Benke. A quorum was established. Tawny Tillinghast of Associated Professional Services was also in attendance.

Absent: Alfredo Valverde, Vice President; Sandra Sable-Mancuso

I. Approval of Minutes

- A. Susan Clarke called for a motion to vote on approval of the minutes from January 26, 2011 with suggested changes to include motion to amend Kent Swedell offered to help David Wiles with his fire project. Under New Business, B: Violations. Kent Swedell requested the 4 RVs on lots 68, 18, 83, 131 to be discussed for vehicle storage violations at the 2/23 meeting. Lot 202 owners requested an investigation of the RV parked on street of lot 200. correct next meeting date to 2-23
M/M/S/P (Ostler/Benke) – Motion to vote on approval of the January minutes with change was approved unanimously.

II. Homeowner Open Forum

- A. City Representative- Timothy Taylor presented information on brow ditches that were a concern of the Board. Currently he has found that the issue is due to lack of maintenance and is the homeowner's responsibility to maintain but he will get back to the Board on more details. He also provided homeowners with a newsletter from Marti Emerald and information on a recycling event for large items.
- B. Legal Counsel- Kathy Mills was present from Anderson & Kriger to address issues regarding rules and RV's. She stated that the current rule on RV's is subjective but has seen pictures of homes in which homeowners are in violation of the rule. She suggested changes be made to the rules or that they be enforced uniformly. Enforcement should not be based solely off complaints received. She will look into zoning rules that apply to this as well.
- C. Steenerson Variance Request-The Steenerson's were present to request a variatiance for installation of a gate at the front of their property to allow for a height of 5 feet. Steenersons were requesting front gate 6 feet in height. Board approved gate with maximum height of 42 inches at least 16 feet from the curb.
M/M/S/P (Breise/Wiles) – Motion to approve installation of a gate not to exceed 42 inches was approved.

III. Reports

- A. Treasurer's Report: Ken Klayman that two CD's have come due this month and he may invest in another CD. Over \$100,000 in annual assessments have been collected this month and he has been speaking with Bank 1 regarding a possible CD with 1.24% interest rate. He also reported that the audit should be available by the annual meeting for the membership to review.
- B. Secretary/Architectural: Sean Ostler suggested creating user accounts for the website for owners to update their information for the roster automatically and the Board supported this suggestion. The wording will also change describing Alvarado Estates as unique instead of prestigious.
- C. Community Park: Wayne Breise will be including a survey in the newsletter to find out interest of homeowners in installing a tot lot in the community park. This will be just for informational purposes at this time.
- D. Communications: Sandra Sable-Mancuso created a form titled "How is Alvarado Estates Doing?" to obtain community feedback. It has been posted on the website and will be included in the newsletter as well.
- E. Safety Report: Dave Wiles reported that speeding in the community is still a serious problem. Forms will be distributed to the membership to anonymously report speeders by completing and handing to a gate attendant or putting in the Community mail box. Once owners are identified as frequent offenders, APS will send out letters to these owners and eventually request their attendance at a meeting with the Board.

IV. New Business

- A. Board Meeting Change: Susan announced that the Board meetings will change to the first Tuesday of each month starting on April 5th. All dates have been emailed to Board members.
- B. Curb Painting: There was discussion of owners who have painted addresses on curbs as well as fire lane lines. Board members request that homeowners be courteous when parking in front of other owner's homes not to block their mailboxes. The architectural committee will discuss these issues at their next meeting.

V. Adjournment

- A. Susan Clarke called for meeting adjournment at 9:25 pm. The next Board of Directors meeting will be held at 3:00PM on March 12, 2011 at the annual meeting.

Submitted by: Tawny Tillinghast

Approved by: _____ (Secretary)